KATH | WELLS

ESTATE AGENTS & VALUERS

61 Lynwood Crescent
Leeds

3 Bedroom House - Semi-Detached
£205,000

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61 Lynwood Crescent, Wortley, Leeds, West Yorkshire, LS12 4AT

GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor, under stair storage, central heating radiator

Living Room:

Double glazed bay window, fire place and hearth with a living flame coal effect gas fire, television point, central heating radiator

Fitted Kitchen:

Double glazed window, a range of fitted wall, drawer & base units, work surfaces, inset 1 1/4 bowl stainless steel sink & drainer, gas cooker point (the gas cooker may be included in the sale subject to offer), extractor fan, space for a fridge freezer, plumbing for an automatic washing machine

Dining Room:

Double glazed patio doors opening onto the rear garden, central heating radiator, ample space for dining room furniture, a feature fireplace and hearth

FIRST FLOOR:

Landing:

Double glazed window, access to first floor accommodation, access to the loft space

Bedroom One:

Double glazed bay window, central heating radiator, good size double bedroom

Bedroom Two:

Double glazed window, central heating radiator

Bedroom Three / Study:

Double glazed window, central heating radiator, a good size single bedroom

Bathroom / WC:

Double glazed window, a white suite comprising of a panelled bath with an electric shower above and a glazed side screen, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:

Gardens:

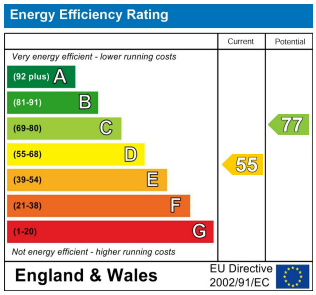
The rear garden is laid to lawn and enclosed by fencing. There is a shed providing useful space for storage. The front garden is enclosed by hedging

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

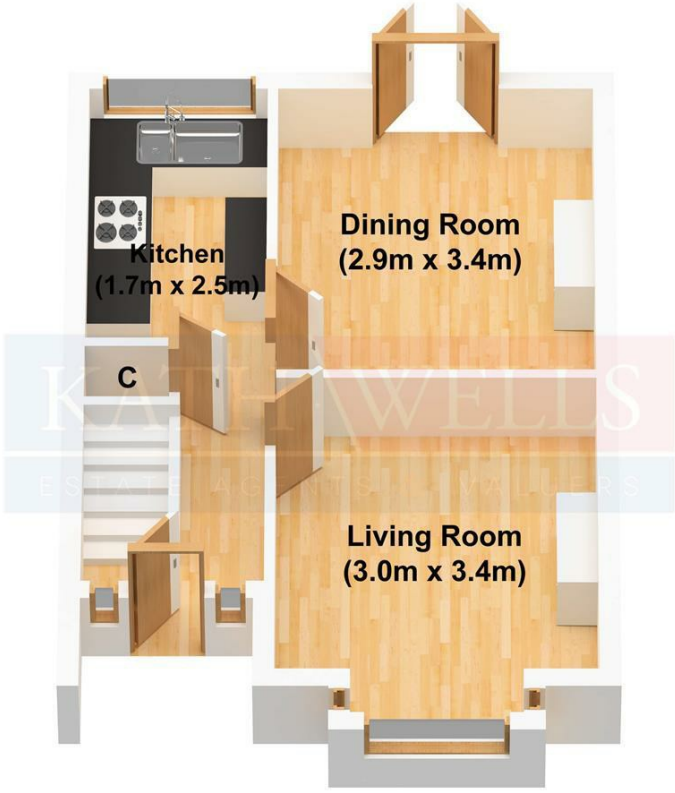
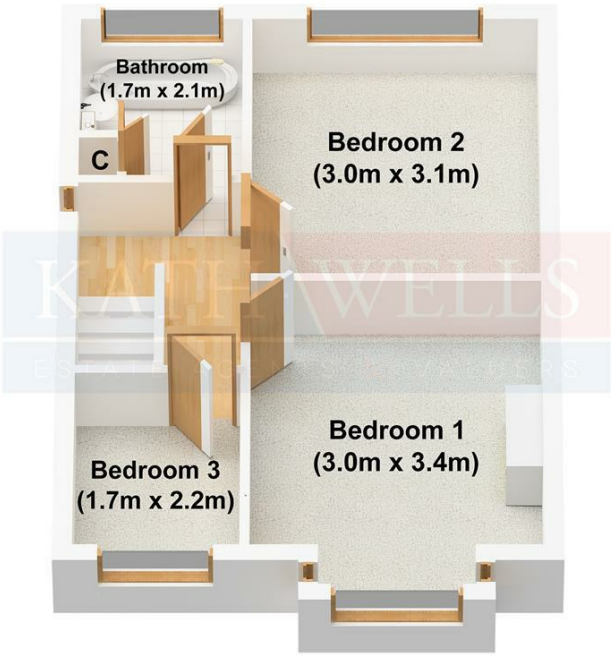
EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/0551-2826-7131-9703-6635



Floor Plan

Ground Floor



First Floor